



East Dulwich Grove, East Dulwich, London, SE22

£700,000 *Leasehold*

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East Dulwich Grove presents a beautifully finished home that combines generous proportions with elegant, contemporary styling, perfectly positioned in the heart of East Dulwich.

KEY FEATURES

- Beautifully presented split-level home with stylish, high-quality finishes throughout
- Bright open-plan reception, dining, and kitchen space with charming bay window
- Generous principal bedroom plus a versatile second bedroom and two modern bathrooms
- Ideally located in East Dulwich, close to East Dulwich Station and Lordship Lane



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Arranged over the upper floors, the property opens into a welcoming entrance with stairs leading up to a stunning open-plan reception, dining and kitchen space. This impressive room forms the heart of the home, offering a superb sense of light and flow, with a charming bay window that enhances both the character and natural brightness. The kitchen is thoughtfully integrated, creating an ideal setting for both everyday living and entertaining.

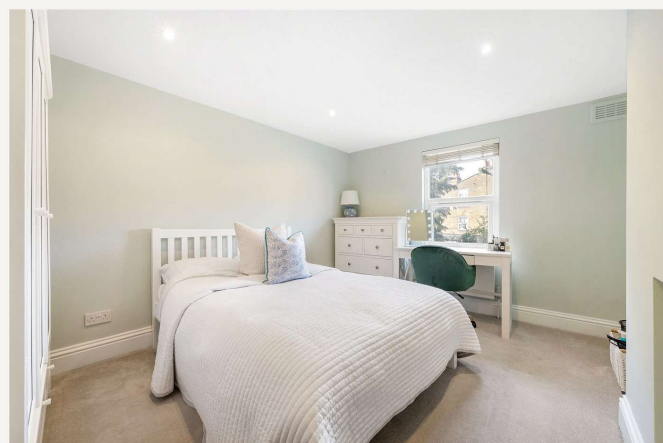
Also on this level is a well-proportioned second bedroom, positioned quietly to the rear, alongside a stylishly appointed bathroom. The layout is practical yet refined, making excellent use of space throughout.

Upstairs, the principal bedroom occupies the top floor and is a standout feature of the home. It is exceptionally well presented, with soft neutral tones, plush finishes, and a calm, inviting atmosphere. Natural light pours in through dual windows, while the room comfortably accommodates substantial furniture, creating a luxurious retreat. A second bathroom on this floor adds further convenience.

The property has been finished to a high standard throughout, with a cohesive design that feels both modern and timeless. Every detail has been carefully considered, resulting in a home that is ready to move into and enjoy immediately.

Ideally located just a short walk from East Dulwich Station, the flat offers excellent transport links into central London. The vibrant amenities of Lordship Lane are also close by, providing an array of independent shops, cafés and restaurants, contributing to the area's strong sense of community and lifestyle appeal.

This is a superb opportunity to acquire a stylish and spacious home in one of South East London's most sought-after neighbourhoods.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 115 years and 11 months
Service Charge: £500 per annum
Ground Rent: £690.22 Annually (subject to increase)
Council Tax Band:
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and variable in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband:
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

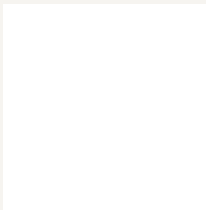
Tenure: Leasehold

Local Council: Soutwark / Tax Band: C
EPC Rating: D

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	70 C
39-54	E		
21-38	F		
1-20	G		

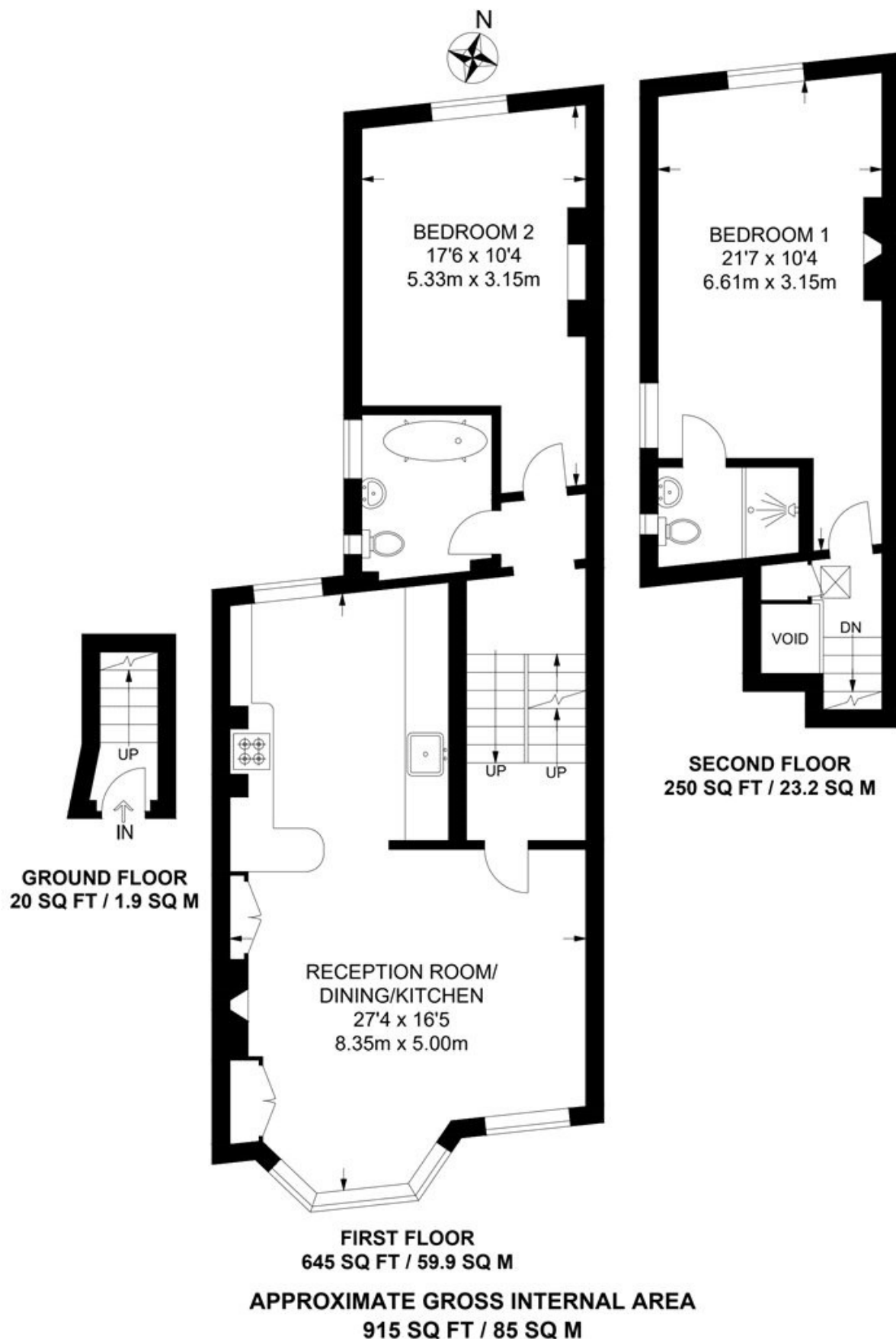
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL160630>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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